045.0	0002	0005.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,174,500 /	1,174,500
					USE VALUE:	1,174,500 /	1,174,500
					ASSESSED:	1,174,500 /	1,174,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		CHESTNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHESTNUT REALTY TRUST #1
Owner 2:	
Owner 3:	
Street 1:	1 CHESTNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLEHER RING D -
Owner 2:	MEEHAN DOROTHY K -
Street 1:	2 CENTER PLAZA
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02108

NARRATIVE DESCRIPTION

This parcel contains .266 Sq. Ft. of land mainly classified as Office with a Office Building built about 1935, having primarily Wood Shingle Exterior and 3345 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	11595.000	550,000	10,200	614,300	1,174,500
Total Card	0.266	550,000	10,200	614,300	1,174,500
Total Parcel	0.266	550,000	10,200	614,300	1,174,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.13 /Parcel: 351.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 31780
GIS Ref:
GIS Ref:
Insp Date: 09/11/18

!3816!

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	340	FV	550,000	10200	11,595.	614,300	1,174,500		Year end	12/23/2021
2021	340	FV	550,000	10200	11,595.	614,300	1,174,500		Year End Roll	12/10/2020
2020	340	FV	548,700	10200	11,595.	614,300	1,173,200	1,173,200	Year End Roll	12/18/2019
2019	340	FV	524,200	10600	11,595.	652,700	1,187,500	1,187,500	Year End Roll	1/3/2019
2018	340	FV	526,100	10600	11,595.	476,100	1,012,800	1,012,800	Year End Roll	12/20/2017
2017	340	FV	526,100	10600	11,595.	414,600	951,300	951,300	Year End Roll	1/3/2017
2016	340	FV	526,100	10600	11,595.	353,200	889,900	889,900	Year End	1/4/2016
2015	340	FV	529,000	10900	11,595.	345,500	885,400	885,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:37:49

LAST REV

Date	Time
04/22/21	09:06:19
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3816

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEHER RING D	37322-498		12/10/2002		775,000	No	No		
MEEHAN JAMES F	28592-482		5/19/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	31780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2015	1059	Manual	10,000		8/4/2015			Demo and rebuild m
1/27/2004	49	Sign						
3/26/2003	205	Renovate	50,000					Redo Kit, Reroof,

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2021	I & E Return	JO	Jenny O
9/11/2018	Meas/Inspect	PH	Patrick H
2/10/2017	I & E Return	EMK	Ellen K
1/8/2009	Meas/Inspect	345	PATRIOT
4/1/2003	MLS	MM	Mary M
3/24/2000	Inspected	264	PATRIOT
3/7/2000	Measured	263	PATRIOT
11/2/1998		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		11595		Sq. Ft.	Site		0	80.	0.66	1									614,285						614,300	

Total AC/HA:	0.26618	Total SF/SM:	11595	Parcel LUC:	340	Office	Prime NB Desc	ARLINGTON	Total:	614,285	Spl Credit		Total:	614,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.13387871
Const Adj.:	1.12873209
Adj $ / SQ:	134.384
Other Features:	22841
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	763837
Depreciation:	213874
Depreciated Total:	549963

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:		HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	5	
Totals			
1	13	5	

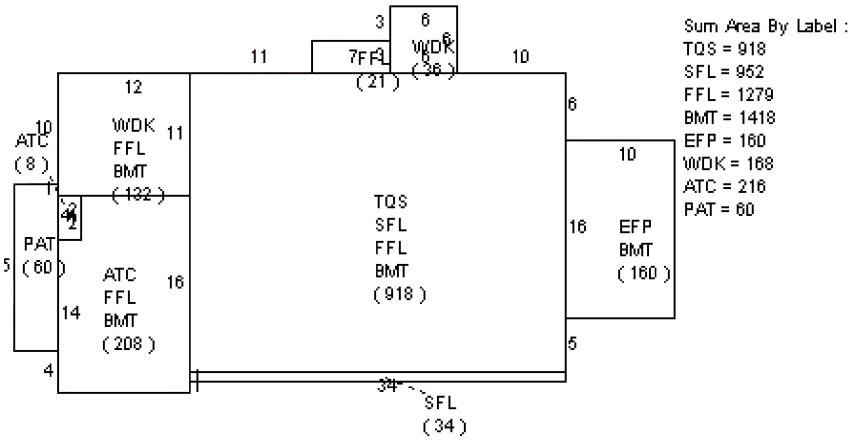
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.20
Special Features:	0	Val/Su Net:	114.56
Final Total:	550000	Val/Su SzAd	183.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,418	61.480	87,179
FFL	First Floor	1,279	134.380	171,877
SFL	Second Floor	952	134.380	127,933
TQS	3/4 Story	689	134.380	92,523
WDK	Deck	168	13.490	2,266
EFP	Enclos Porch	160	49.940	7,990
ATC	Attic	76	134.380	10,159
PAT	Patio	60	6.770	406
	Net Sketched Area:	4,801	Total:	500,333

Size Ad	2995.1	Gross Area	5171	FinArea	3345

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	4750	A	AV	1999	2.55	T	16	340			10,200			10,200

More:	N	Total Yard Items:	10,200	Total Special Featues:		Total:	10,200